File No. 260401035

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/25/06 13:34 2 pgs
Fees:13.00 Taxes:1110.93
20060525-0061654

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2006.

WILLIAM D. CASTLEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 07/21/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Schmits	First Equity Mortgage	Part of Map 180-00-0-008.00
(NAME) 3405 Wynfall Lane	(NAME) 7265 Kenwood Road, Suite 111	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Cincinnati, Ohio 45236	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We,

Drees Premier Homes, Inc., an Ohio Corporation,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph Schmits and Jennifer A. Murray, Two Unmarried People,

HEREINAFTER CALLED THE GRANTEE(S), Their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 108, on the Plan of Brookview Forest, Revision One, Phase III, as of record in Instrument # 200510250128969, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Drees Premier Homes, Inc., an Ohio Corporation by deed from Danco Property Investments, LLC of record in Instrument # 200210010118959 and by deed from Holt Valley, a Tennessee general partnership of record in Instrument # 200307080093598, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3405 Wynfall Lane, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), Their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15th day of May, 2006.

Drees Premier Homes, Inc.

By:
Greg Street, Assistant Secretary

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Greg Street and Drees Premier Homes, Inc., an Ohio Corporation with whom I am personally acquainted and who upon his oath acknowledged Greg Street to be the Assistant Secretary of Drees Premier Homes, Inc., an Ohio Corporation the within named bargainer, a corporation, and that, Greg Street as such Assistant Secretary, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Greg Street as such Assistant Secretary.

Witness my hand at office this 15th day of May, 2006.

Commission expires: 3/22/10

Notary Public

TERRI EVANS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 260401035

RETURN TO:
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075